

MARIN COUNTY

COMMUNITY DEVELOPMENT AGENCY

ALEX HINDS, DIRECTOR

December 22, 2005

Department of Housing and Community Development Division of Housing Policy 1800 Third Street P.O. Box 952053 Sacramento, CA 94252-2643 Attn: Paul McDougall RECEIVED

DEC 2 3 2005

POLICY DEVELOPMENT HCD

Dear Paul:

Attached is Marin County's Annual Housing Element Report that was accepted by the Board of Supervisors on 12.20.05. Marin County is very pleased with the progress made to date as we continue to exceed the ABAG fair share need numbers. If you have any questions please contact me at (415) 499-6697 or through e-mail at bcollins@co.marin.ca.us.

Sincerely,

Barbara Collins

Affordable Housing Strategist

Attachment:

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ATTACHMENT D

WFH Annual Progress Report on Implementation of the Housing Element General Plan Report requirement pursuant to Section 65400 of the Government Code

Jurisdiction: County of Marin

Address: Marin Community Development Agency, 3501 Civic Center Drive, Room 308, San Rafael,

CA 94903

Contact: Barbara Collins Title: Affordable Housing Strategist

Phone: (415) 499-6697

Housing Element Activities Report Period: 1/1/99 to 12/20/05

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued

Data for the current annual report is being gathered by staff and not yet available. In the last reporting period the County of Marin approved and issued building permits for 80 new affordable housing units.

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units.

104 very low-income and 90 low income units are approved through zoning..

3. Compare units added to regional housing need allocation by income category (very-low, low, moderate, and above moderate.

Please see Table 18 attached for comparison. All categories have exceeded RNA.

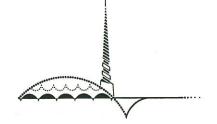
- B. The effectiveness of the housing element in attainment of the community's housing goals and objectives
- 1. Include a program-by program status report relative to implementation schedule from each program in the housing element, describe actions taken to implement each program.

See attached report accepted by the Marin County Board of Supervisors on 12/20/05.

2. Assess effectiveness of actions and outcomes

See attached report accepted by the Marin County Board of Supervisors on 12/20/05.

C. Progress toward mitigating governmental constraints identified in the housing element. Included in the report attached



MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

ALEX HINDS, DIRECTOR

December 20, 2005

Board of Supervisors County of Marin 3501 Civic Center Drive, Room 325 San Rafael, CA 94903



SUBJECT:

Acceptance of annual Housing Element Report.

Dear Supervisors:

RECOMMENDATION: 1.) Accept report.

SUMMARY: Government code section 65400 (b) (2) requires California Cities and Counties to provide an annual Housing Element report to the State of California Housing and Community Development Agency (HCD) and to the California Office of Planning and Research (OPR). This report describes accomplishments and challenges to achieve implementation of housing related programs as defined in the adopted Housing Element of June 3, 2003. As noted in the attached report, approximately 80% of the programs listed in the Housing Element have been implemented and 100% of all zoning requirements have been met.

FISCAL/STAFFING IMPACT: None

Respectfully submitted,

Alex Hinds Director Barbara Collins

Affordable Housing Strategist

Attachment:



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COUNTY OF MARIN

2004/2005 Annual Report on Housing Element Progress

December 2005

Barbara Collins Affordable Housing Strategist

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Accomplishments and Highlights of Key Program Activities for 2005

- 1. To date, 100% of all sites identified to meet the Regional Needs numbers as assigned by the Association of Bay Area Governments (ABAG) have been zoned to all target number of units and income limits. There are 50 total programs in the adopted housing element. 88% of the programs have been completed and 6 remain to be completed. All will be complete prior to the end of 2006. Additional tasks and programs have been added to build upon success.
- 2. \$2,085,000 of new funds has been awarded to Marin County through competitive grant applications for affordable housing development during this Housing Element period.
- 3. The County of Marin funded 132 new units of affordable housing through the Housing Trust Fund.
- 4. The Marin Housing Help website provides information regarding rental and ownership housing opportunities as well as technical assistance for non-profit developers. The site had 23,150 visits from December 2004 to December 2005. Of the top 100 pages viewed by users 23 of them were from the Marin Housing Help .org website. This represents 11% of all the pages viewed on the CDA website.
- 5. Affordable housing overlay zoning drafted and included in the draft Countywide Plan. Specific mixed-use sites identified for affordable housing opportunities.
- 6. The County launched activities to create a new 10-Year Plan to End Homelessness. A new website has been developed to provide community input to the process. Marin countytenyearhomelessplan.com
- 7. As a result of three Brown Bag events and paycheck notices to county employees, 54 new households became first time homebuyers in Marin County.
- 8. Manage In-Lieu Housing Trust Fund of \$849,491.
- 9. One million dollars was committed to the Marin Workforce Housing Trust to leverage an additional two million for new affordable workforce housing development. The MWHT has generated \$350,000 to date which the county and the Marin Community Foundation will match from the original commitment. MWHT intends to make the first funding cycle available in January 2006.

Table 18: Summary of Housing Element Programs and Housing Needs (January 1999 to June 2006)	rograms and Housi	ng Needs (January 19	999 to Jun	te 2006)		Text with yellow highlight indicate changes
	Very Low Income	Low Income	Moderate Income	Subtotal Affordable Units	Above Moderate Income	Total	Status as of 12/05
Miscellaneous Housing Element Programs Second Units	Superior Control of Co	58 Ry car ole	epišinos i us segono a	100 mar Victor	20 (20 (20 (20 (20 (20 (20 (20 (20 (20 (\$0000 N	Only those responses with rented units were included in the calculation as of 12/04. (9 additional applications were received from 2004 -2005 not included in numbers shown). To be recalculated 06/06
Attached and Detached Single Family Homes Market Rate Rentals (Multi-Family)		0	26 26	26 26	575	601	TBD
Subtotal from Miscellaneous Housing Programs	12	29	09	101	585	989	
Gates Cooperative	30	4	4	38	0	38	Approved for 38 units
Gibson House (Bakery)	7	-	0	8	0	8	Approved and developed with 8 units - completed
Oakview	7	14	30	51	52	103	Approved
Marin City Church	0	0	0	0	V	9	Approved however, developer is requesting payment of In-lieu fees for 1 unit of very low and 2 units of low-income housing due to financial viability of development. Fees will be used to support another affordable housing development.
Fireside Motel	30	20	0	50	0	50	Approved for 50 units, 20 shifted from very low to low. Construction to begin fall 06
Point Reyes Affordable	10	91	∞	34	0	34	Approved, but 7 SFH were converted to moderate income and included in count. Construction to complete 12/05.
Ross Hospital (#6 and #10 Toussin Ave)	0 (e/	9	4	01	0	10	Traffic study and survey completed. Housing Team working to develop 10 units (+6)
Bolinas Gas Station (BoGas)	8	0	0	8	0	8	Approved and development underway.
Strawberry Shopping Center	0	4	1	5	0	5	Approved with construction complete and lease up to occur 12/05
Sand Castle	0	1	3	4	0	4	Approved with construction near completion
CLAM		7		01 <mark>7</mark> 9		2	Single family home with second unit
Total Units Anticipated Regional 'Fair Share' Housing Need	104	9 <mark>6</mark>	110 96	310	643 292	953 521	
Percent of ABAG Need Expected to be Met	to be 122%	200%	114%	135%	220%	182%	
* For market-rate units, 3% of single family (mostly townhomes) and 75% of multifamily units are expected to be affordable to moderate income households.	ly (mostly townhon	nes) and 7	5% of mu	ltifamily u	mits are expect	ed to be	

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1.0 Work Together to Achieve the County's Housing Goals

H1.A	H1.A Coordinate Neighborhood Meetings	2002	Ongoing
H1 B	11 B Conduct Community Outreach Activities	Ongoing	Ongoing
H1.C	H1.C Prepare and Update Public Information Materials	2003	Ongoing
H1.D	H1.D Collaborate to Implement an Inter-Jurisdictional Strategic Action Plan for Housing	2002	Ongoing
H1.E	11.E Undertake Coordinated Lobbying Efforts	2003	Ongoing
H1.F	H1.F Require Non-discrimination Clauses	2002 and Ongoing	Ongoing
H1.G	H1.G Respond to Complaints	Ongoing	Ongoing

Maintain and Enhance Existing Housing and Blend Well-Designed New Housing into Existing Neighborhoods 2.0

H2.A	H2.A Exceed Title 24 Requirements and Establish "Green" Building Standards and Processes	2003	Ongoing
H2.B	H2.B Clarify and Adopt Criteria for Use in Residential Design Review Process	2003	Complete 2005
H2.C	H2.C Link Code Enforcement with Public Information Programs	2002	Ongoing
H2.D	H2.D Assist in Maximizing Use of Rehabilitation Programs	2003	Ongoing
H2.E	H2.E Monitor "At Risk" Units and Acquire Existing Affordable Rental Housing	2004	Ongoing
H2.F	H2.F Constraints on the Development, Maintenance and Improvement for Persons With Disabilities	2003	Ongoing

Use Our Land Efficiently to Meet Housing Needs and to Implement 'Smart' and Sustainable Development Principles 3.0

H3.A	H3.A Complete a Non-Residential Jobs/Housing Linkage Study	2002	Complete
H3.B	H3.B Adopt a Job/Housing Linkage Ordinance	2004	Complete
H3.C	Identify Existing Employee Housing Opportunities	2003	Complete
H3.D	Establish Zoning for Live/Work Opportunities	2002-2004	Complete
H3.E	Apply CEQA Exemptions and Expedited Review	2002	Ongoing
H3.F	H3.F Modify Multi-Family Sites Zoning	2004	2006
H3.G	H3.G Seek Increased Multi-Family Housing Opportunities	2004	Included in the Draft Countywide Plan 2006
Н3.Н	H3.H Zone and Provide Appropriate Standards for SRO Units and Efficiency Apartments	2004	2006
H3.I	Encourage Co-Housing, Cooperatives, and Similar Collaborative Housing Development.	2005	Ongoing, code revision in 2006
H3.J	Evaluate Government Property for Housing Potential	2004	Complete
H3.K	H3.K Encourage Transfer of Development Rights (TDR)	2004	2006

H3.L	Review and Update Parking Standards	2004	Complete
H3.M	Establish Transit Oriented Development (TOD) Zoning Standards	2004	TAM developing 2005- 2006
H3.N	Identify and Designate TOD Sites	2004	TAM developing 2005- 2006
H3.0	Conduct a Survey of Potential Mixed Use Sites	2002	Complete
H3.P	Prepare a "White Paper" on Mixed Use Housing Development Feasibility	2003	2006
H3.Q	Establish Mixed Use Development Standards and Incentives	2004	Complete
H3.R	Link to Funding Resources	2002	Complete
H3.S	Conduct a Detailed Affordable Housing Sites Feasibility Study	2003	In progress, complete in 2006
H3.T	Enact Density Bonus Zoning and Other Incentives	2004	Complete
H3.U	Prepare a "White Paper" on Ways to Facilitate Smaller Affordable Housing Projects	2004	Complete
H3.V	Develop an "Affordable Housing Overlay Zone" Zoning Designation	2005	Draft Countywide Plan 2006
H3.W	Work with the Marin Housing Authority	2002 and Ongoing	Ongoing
H3.X	Revise the Inclusionary Housing Regulations	2003	1 st phase complete, 2nd phase 2006
H3.Y	Modify Second Unit Development Standards and Permit Process	2004	Complete
H3.Z	Establish an Amnesty Program for Un-Permitted Second Units	2004	In progress, complete in 2006
Numbe	Number Implementing Program Title	Target Year	Status

4.0 Provide for Special Needs Populations that is Coordinated with Support Services

H4.A	H4.A Government Employees Housing	2003	Complete
H4.B	H4.B First Time Homebuyer Programs	2003	Complete
H4.C	H4.C Coordinate Efforts in the Effective Use of Available Rental Assistance Programs	Ongoing	Ongoing
H4.D	H4.D Engage in a Countywide Efforts to Address Homeless Needs	2002	Ongoing

Build Local Government Institutional Capacity and Monitor Accomplishments to Respond to Housing Needs Effectively Over Time 9.0

H5.A	H5.A Update Housing Trust Fund Ordinance and Operating Procedures	2003	In progress, complete June 2006
H5.B	H5.B Coordinate Funding Among Development Proposals	Ongoing	Ongoing
H5.C	H5.C Support Establishment of a Countywide Housing Data Clearinghouse; HAT	2002	Additional Resources needed
H5.D	H5.D Support Establishment of a Permanent County "Affordable Housing Strategist" Position	2002	Complete

conduct an Annual Housing Element Review support Establishment of a Countywide Housing Assistance Team (HAT) conduct Staff Training	Annually Complete	2002 Additional Resource needed	2003 Ongoing
0 0 0	H5.E Conduct an Annual Housing Element Review	Support Establishment of a Countywide Housing Assistance Team (F	H5.G Conduct Staff Training

Gray indicates positive changes

Yellow highlights indicate those requiring action

Work Program Activities for 2006

- 1. *Spring 2006 Adoption of the new Second Unit Amnesty Program
- 2. *Summer 2006 Adoption of the new Large Home ordinance.
- 3. *Spring 2006 Update and probable increase of In Lieu fees (last revised in 1998)
- 4. *Spring 2006 Amend inclusionary zoning ordinance requirement for lot subdivisions of less than 11 units where owner is not the developer.
- 5. © Spring 2006 Adopt preference policy
- 6. © Spring 2006 Adoption of the Ten Year Homeless Plan
- 7. © Spring 2006 Update condominium ordinance to require replacement housing and meet or exceed inclusionary zoning requirement (currently tied to replacement and rental vacancy rate)
- 8. © Spring 2006 Work with other jurisdictions to encourage fee reductions that result in cost barriers to develop second units throughout the county. Specifically with Community Service Districts, water and sewer agencies, PG&E, and DPW/TAM.
- 9. © Spring 2006 Evaluate existing Below Mate Rate Program to consider equity share model and program changes.
- 10. *Summer 2006 Second Unit follow up survey
- 11. *Summer 2006 Implement and provide training to CDA staff on SB 1818 State Density Bonus
- 12. © Summer 2006 Work with CDA staff to integrate affordable housing into community plan updates.
- 13. © Fall 2006 Develop partnership with Fannie Mae lender to offer low interest loans to county employees
- 14. © Fall 2006 Develop "Craig's List" type website for county employees to share housing opportunities or shared housing arrangements
- 15. © Fall 2006 Work with the Marin Housing Authority to expand and find funding source for the Shared Housing Program
- 16. © Ongoing Continue to participate in the Marin Workforce housing Trust, providing technical assistance, affordable housing project management, grant, loan and monitor affordable housing trust fund and other program assets, Monitor and participate in the Redevelopment Agency activities and programs, monitor and recommend support or rejection of legislative platforms that impact affordable housing, continue to participate on the Fair Housing and Discrimination Task Force, and improve data tracking system to capture second unit development through construction.

These are applications for development submitted by the developer which may yield additional affordable housing units or in-lieu fees. The following applications may not reflect what is allowable under the General Plan or zoning and do not factor other considerations such as environmental and community character.

PROJECT:	DRAPER MASTER PLAN, PRECISE DEVELOPMENT PLAN, LAND
	DIVISION
PLANNER:	Curtis Havel
LOCATION:	1 Sacramento Avenue, San Anselmo
	The applicant is proposing to subdivide an approximately 11-acre property into 4 parcels of 4.6 acres, 1.46 acres, 1.46 acres, and 3.66 acres respectively. Single-family dwellings (approximately 3,200 square feet in size) are proposed on Lots 1 through 3, while a co-housing development is proposed for Lot 4.

PROJECT:	ELLOWAY SUBDIVISION TENTATIVE MAP				
PLANNER:	Neal Osborne				
LOCATION:	1970 Indian Valley Road, Novato				
	Divide a 7.8-acre property into 6 lots.				

PROJECT:	ENGEL DESIGN REVIEW
PLANNER:	Neal Osborne
LOCATION:	Eucalyptus Way, Mill Valley
	Paper street construction to access a potential maximum of five single-family
	residences, and the construction of one single-family residence.

PROJECT:	FLOYD COASTAL PERMIT/LAND DIVISION/MASTER PLAN WAIVER				
PLANNER:	Christine Gimmler				
LOCATION:	55 Ocean View Boulevard, Oceana Marin, Dillon Beach				
	Application for Master Plan Waiver, Coastal Permit and Land Division approval to subdivide a vacant 6.65 acre property located at the terminus of Ocean View Boulevard (Parcel "L" of the Oceana Marin Subdivision) into four single family residential lots for custom home development. The proposed lots range from 1.36 acres to 2.19 acres in size, and would be accessed by a new 25-foot wide private roadway off Ocean View Boulevard. Specific home designs have not been submitted as part of the application. However, the applicant has proposed Architectural Design Guidelines that would apply to future development of the four lots. Under Marin County's Inclusionary Housing Ordinance, one of the four proposed lots is required to be affordable to households of very low or low income. As part of the project, the applicant has requested payment of an "in-lieu" fee (rather than providing an affordable lot) due to the remote location and high land costs of the property. The C-RMP-0.8 zoning governing the property would allow up to five residential units on the subject property subject to Master Plan and Precise Development Plan approval. The applicant has submitted a written request for a Master Plan Waiver in conjunction with a proposal to extinguish any further subdivision of the property beyond the four proposed lots.				

PROJECT:	GERNER LAND DIVISION/PRECISE DEVELOPMENT PLAN				
PLANNER:	Anna M. Camaraota				
LOCATION:	12 Tamarin Lane, Novato				

Subdivide 6.3-acre	property in	Blackpoint	into three	e single-family	residential
lots.					

PROJECT:	KEHOE COASTAL PERMIT/DEVELOPMENT PLAN/LAND DIVISION
PLANNER:	Neal Osborne
LOCATION:	25 Kehoe Road, Inverness
	Division of a 9.22-acre parcel into four lots for single-family residential development. Widening of Kehoe Way for 650 linear feet to provide a minimum roadway width of 16 feet. Other portions of the road would not be widened due to the steep slope adjacent to the road and the proximity of large trees that would be preserved.

PROJECT:	LUCASFILM (SKYWALKER RANCH) PRECISE DEVELOPMENT PLAN
PLANNER:	Tom Lai
LOCATION:	5858 Lucas Valley Road, Nicasio
	Lucasfilm, Ltd. has submitted a Precise Development Plan application to
	develop the following components from the Skywalker Ranch Master Plan: (1)
	construction of a two-story, 24,300 square foot Archives Building that would be
	located to the north of the existing Archives Building; (2) completion of the
	permanent corporation yard component of the Master Plan through construction of a
	4,210 square foot nursery, 864 square foot greenhouse, and 730 square foot
	recycling shed generally to the east of the existing Archives Building; (3)
	construction of a tennis court that would be located northwest of the existing
	recreational building; and (4) construction of a 8,151 square foot addition to the east
	side of the existing Technical Building to be used for post production services.

PROJECT:	MARIN PARK PLACE PREAPPLICATION
PLANNER:	Ben Berto
LOCATION:	Off Donahue Street, Marin City
	A preapplication to determine applicable County policies concerning a potential
:	25-lot land division and construction of 25 new single-family residences.

PROJECT:	PAN PACIFIC OCEAN MASTER PLAN
PLANNER:	Johanna Patri
LOCATION:	North Knoll Road at Bay Vista Drive, Mill Valley
	Master Plan for a four-lot land division of a 17-acre site extending north
	from the intersections of North Knoll Road, Bay Vista Drive, and Eagle Rock
	Road. Three of the proposed lots would be designated for future single-family
	residential development, and one lot would be designated for development of
	two inclusionary duplexes.

PROJECT:	SAN	PEDRO	COURT	REZONE/MASTER	PLAN/PRECISE
	DEVELOP	MENT PLAN	1		
PLANNER:	Jeremy '	Tejirian			
LOCATION:	650 N. S	San Pedro Ro	ad, San Rafae	el	
	referenced p lots and dev range in siz	property in ovelop 19 sing e from 6,448	rder to subdiv gle-family res 3 square feet	Subdivision, and Rezon vide the 15.3-acre into 19 idences. The proposed resto 10.09 acres. Three type (R) residences that would	separate residential sidential lots would es of residences are

PROJECT:	SASS MASTER PLAN/SUBDIVISION/COASTAL PERMIT
PLANNER:	Johanna Patri
LOCATION:	290 Tomales-Dillon Beach Road, Tomales
	Application to subdivide an approximately 5.23-acre (227,819 square feet) parcel in Tomales into 19 lots with 4 lots to be deeded for affordable housing purposes. Access to the project site is proposed by extending Mound Street off Dillon Beach Road and terminating the extension at the proposed new road, Railroad Street, through the subdivision. Two wells will be constructed on proposed Well Parcels A and B with each parcel deeded to two separate Mutual Water companies, one of which will serve the units north of Railroad Street and one of which will serve the units south of Railroad Street. Annexation into the Tomales Village Community Services District for sewer service expansion and extensions is proposed.

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PROJECT:	SCHWARTZ (OXFORD VALLEY) SUBDIVISION SD 05-2			
PLANNER:	Thomas Lai and Curtis Havel			
LOCATION:	Off Oxford Drive, Sidney Court, and Leona Drive, San Rafael			
	This is a Subdivision application seeking approval of a Tentative Map to subdivide a 30.5-acre vacant property into 26 lots for future single-family residential development. The proposal would extend Leona Drive which would provide access to five of the lots. Both Sidney Court and Oxford Drive would be extended and connected to provide access to the remaining 21 proposed lots. All streets are proposed for public dedication. The proposed lot sizes range from 0.4 to 1.4 acres, and a total of approximately 4.0 acres of land are proposed for a public park and playground (Parcels A and B). Designs for the future homes have not been included in the application.			

PROJECT	TRIPLE C RANCH MASTER PLAN AMENDMENT			
	,			
PLANNER:	Tom Lai			
LOCATION:	1 Triple C Ranch Road, San Anselmo			
	The Master Plan Amendment seeks approval to expand the development			
	envelope by 3.7 acres to allow for future development of 3 homes, a barn, and a			
	workshop on the Triple C Ranch. In exchange for relinquishing a 3.7-acre portion			
	of an existing open space easement over the ranch, the applicant proposes to			
	dedicate 3.7 acres of ridgeland occupying a 5-unit portion of the Fairfax Hills			
	Subdivision as open space. The applicant has filed a Precise Development Plan and			
	Land Division/Tentative Map to subdivide Assessor's Parcel 176-251-14 (a 6.53-			
	acre lot) into 3 lots, as provided for by the Master Plan.			

PROJECT:	WILSON USE PERMIT, COASTAL PERMIT, AND DESIGN REVIEW
PLANNER:	Anna Camaraota
LOCATION:	11101 State Route One, Point Reyes Station
	Renovation of the historic Grandi Building located at 11101 Highway One in Point Reyes Station. The plan would return the building to its historic configuration by removing two external additions and opening up the sidewalk arcade. Other exterior features would be restored or replaced with similar style and materials. Proposed uses are hotel accommodations on the second floor and hotel lobby, restaurant, and retail on the ground floor. The proposal includes a new septic system adequate to accommodate the proposed uses and other existing uses on the

property. A landscape plan has been prepared for the newly redeveloped areas of the property, including a plaza area at the back of the building. The proposed parking plan adds organized spaces around the Grandi Building in addition to the existing parking facilities on the property. The Sawyer Building and the Cheda Building would remain in their current configuration.

The Next Decade in Marin County – Developing the Ten Year Plan to End Homelessness

www.marincountytenyearhomelessplan.com

I. BACKGROUND

This report describes the background, opportunities for public input and the proposed process to draft The Ten Year Plan to End Homelessness in Marin County. Leadership for this effort is by the following elected and appointed officials: Supervisor Susan Adams, Supervisor Steve Kinsey, San Rafael Mayor Al Boro, and the Board of Directors of the Marin Continuum of Housing and Services.

In 2002, Philip Mangano was appointed by President Bush to lead the Interagency Council on Homelessness. He helped establish the first *Samaritan Initiative* program, which appropriated \$35 million nationwide to address chronic homelessness by funding supportive, permanent housing. The Interagency Council has developed a model to create a 10-year plan. The United States Department of Housing and Urban Development (HUD) is now encouraging all jurisdictions to adopt the model and create a 10-year plan. It is likely that HUD will mandate a plan and or allocate funds using the plan as a part of the criterion soon.

II. PROCESS

Timeline

The planning process began with a Homeless Kick-off event and website and will continue through spring 2006. Timing is essential, as the annual HUD Continuum of Care funding cycle occurs in spring 2006. In order to continue to be competitive for these funds the county will need to have completed a plan.

Community Participation

The community is invited to participate through the online survey, e-mail, attendance at the committee meetings, and or review and comment on plan drafts are posted to the website. The public may also contact any committee members or staff directly with comments, or concerns. A public meeting is scheduled on 1/19/06 to provide additional opportunity for the public to have input to the process.

Supporters/Believers - Individuals and organizations who support efforts to end homelessness and are willing to participate, who may be consulted or asked to attend meetings and participate through surveys, written and or verbal comments. They may also be willing to lend their name with the "release of the plan".

Visionary Committee - 20 individuals who represent the homeless continuum in one or more of the following disciplines will act as a conduit to both give and receive information from and to the community regarding their area of expertise: Education,

health/medical, day services, discharge planning, government, law enforcement, benefit/entitlements, child care, youth aging out of Foster Care, permanent supportive housing, transportation, housing development, funder, consumer, faith-based services, business/employers, management information system/technical, transitional housing, Veterans, special needs, and others. Visionaries will guide the plan with outcomes, priorities and implementation steps. The committee will meet six times.

Visioning and Drafting Committee Meeting Schedule:

MEETING #1	TOPIC Introductions, review of materials, goals, ground rules, process overview	DATE and TIME December 9, 2005 12:00 – 2:00	LOCATION Marin Community Foundation (MCF) – Oak Room
#2	"Closing the Front Door" (Prevention Services)	January 13, 2006 12:00 – 2:00	MCF - Redwood Room
#3	"Opening the Back Door" (Housing and Intervention Services)	January 27, 2006 12:00 – 2:00	MCF – Oak Room
#4	"Building Infrastructure" (Services, Outreach, Job/Income Protection)	February 10, 2006 12:00 – 2:00	MCF - Redwood Room
#5	"Planning for Outcomes" (Data Collection/HMIS, Funding)	February 24, 2006 12:00 – 2:00	MCF – Redwood Room
#6	Implement, monitor and evaluate	March 10, 2006 12:00 – 2:00	MCF - Redwood Room

Drafting Committee - 5 to 7 individuals who will attend all the Visioning Committee meetings, review survey data and all public comments and integrate them into the plan, read and edit the plan document.

Sincerely,

Barbara Collins, Affordable Housing Strategist

ASSOCIATION OF BAY AREA GOVERNMENTS

O BOOK

Representing City and County Governments of the San Francisco Bay Area

October 12, 2005

Mr. Mark Riesenfeld County Administrator County of Marin Civic Center, 3501 Civic Center Drive, #325 San Rafael, CA 94903-4189

Dear Mr. Riesenfeld:

Housing matters dominate the headlines and persist stubbornly among the top concerns named in Bay Area polls. The purpose of this letter is twofold: to provide an update on the status of the fourth revision of the Regional Housing Needs Allocation (RHNA) and to highlight the Association of Bay Area Government's current activity on housing policy.

By statute, Bay Area jurisdictions were scheduled to complete housing element revisions by June 30, 2007. However, ABAG requested a 2-year extension to the RHNA process to enable coordination with the 2008 Regional Transportation Plan (RTP).

On September 29, ABAG received approval of the extension from the Department of Housing and Community Development (HCD), as detailed in the attached correspondence. In cooperation with HCD, we have developed a new timeline for completing the next RHNA cycle. Major milestones in the anticipated timeline include:

ons
to HCD

As most of you know, AB 2158 and other legislation passed last year, will affect the methodology for the next allocation. Significantly, AB 2158 also establishes a framework for subregions to assume allocation responsibilities, under specified conditions. We anticipate convening a technical advisory committee this Spring (2006) to assist with methodology development and we look forward to local government participation in this effort.

It is important to note that ABAG's ability to proceed according to this new timeline depends on securing funding for the RHNA. In order to resolve this issue, we continue to pursue legal challenges to the decision by the Commission on State Mandates which removed state funding for the RHNA process, while also seeking other sources for State funding.

Independent of the RHNA extension or specific timing, housing remains an urgent regional concern. Newspaper headlines remind us that housing costs are among the highest in the country and prices have escalated to the point where home ownership has become an unattainable dream



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for most new households, with only 12% of all households now able to afford the median-priced Bay Area home. It is also increasingly clear that housing issues including supply, affordability and location affect all other aspects of regional vitality including our transportation systems, economic competitiveness, protection of natural resources, and overall quality of life for Bay Area residents.

In recognition of the importance of increasing the supply and improving the affordability of housing, ABAG policy makers have directed that housing be a strategic focus of our planning efforts in the near term. As we move forward to refine and implement the "network of neighborhoods" concept outlined in the region's *Smart Growth* vision and *Smart Growth Projections*, we will promote housing opportunities, particularly infill in existing urban areas and along major transportation corridors.

Housing affordability is the theme of our upcoming General Assembly on October 27, 2005. Affordable Housing: Myths and Reality, A Home for All will bring together speakers and expert panelists to explore the economic and social challenges of providing housing to serve different age, income, and special needs requirements. Other discussion topics include a "Regional Action Agenda to End Homelessness" and best practices to meet the Bay Area's housing needs. A flyer is enclosed and you can also register at www.abag.ca.gov. I urge you and your colleagues to take advantage of this exciting opportunity to share information and to learn about steps to ensure housing is available for all our citizens.

If you have any questions about the housing needs process, please contact Janet McBride, Planning Director, at 510-464-7927. Contact Kathleen Cha, Senior Communications Officer, with questions related to the upcoming General Assembly at 510-464-7922.

Sincerely,

Henry L. Gardner

Executive Director

Enclosures:

- September 29 correspondence from the State Department of Housing and Community Development
- ABAG Fall General Assembly flyer

cc: Mayors

Chairs, County Boards of Supervisors

L. Brown

City Managers

County Administrators

Planning and Community Development Directors

Cathy Creswell, Deputy Director, Department of Housing and Community Development Diane Spaulding, Executive Director, Nonprofit Housing Association of Northern CA Jim Wunderman, Executive Director, Bay Area Council

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT Division of Housing Policy Development

1800 Third Street, Suite 430 P. O. Box 952053 Sacramento, CA 94252-2053 (916) 323-3177 FAX (916) 327-2643



September 29, 2005

Mr. Henry Gardner
Executive Director
Association of Bay Area Governments
P.O. Box 2050
Oakland, CA 94604-2050

Dear Mr. Gardner:

RECEIVED

EXECUTIVE DIRECTOR'S OFFICE

Re: ABAG Regional Housing Needs Determination

This letter is in response to your request for an extension for Association of Bay Area Governments' (ABAG) fourth revision of the Regional Housing Needs Determination (RHND), pursuant to Section 65584.02 of the California Government Code. As you know, this statutory provision authorizes such an extension in order to coordinate the RHND process with the next Regional Transportation Plan (RTP) update. The request is to accommodate coordination of the projections and forecasting processes of the next RHND for your region with the Metropolitan Transportation Commission's (MTC's) development of the 2008 RTP.

Based on correspondence, including letters of August 9, 2005 and May 2, 2005, and staff discussions including a consultation between Department and ABAG staff on May 25, 2005, the Department is granting the two-year extension of the housing element due date for jurisdictions within your region, conditioned as outlined below. As a result, the due date for updating housing elements for local governments within ABAG is extended until June 30, 2009. This means the next (fourth) statutory due date for updates of housing elements within the ABAG region, as otherwise set forth in Government Code Section 65588 (e)(2), is extended to June 30, 2009, instead of June 30, 2007.

The RHND process will be implemented consistent with the enclosed schedule (Attachment I), with the identified tasks to be undertaken no later than the dates indicated. During the consultation, ABAG staff agreed the timeline allows sufficient time and flexibility to meet all the deadlines in order for ABAG to adopt a final Regional Housing Needs Allocation (RHNA) no later than June 30, 2008 (12 months prior to the extended housing element update due date of June 30, 2009). As you are aware, jurisdictions within your region may request use of a subregional allocation process; thus the deadlines for this option are included in the enclosure if it is be used. If the subregional option is not used, those dates are not applicable. The Department encourages ABAG to assess early on whether there is interest in the subregional process, as it would be necessary to incorporate this process into the methodology for the allocation within the region.

Mr. Henry Gardner Page 3

The Department looks forward to continuing working with ABAG on the regional housing need process. If you, or your staff, have any questions, please feel free to contact Linda Wheaton, Assistant Deputy Director, at (916) 327-2642.

Sincerely,

Cathy . Creswell Deputy Director

attura Creswell

Enclosure

Paul Fassinger, Director, Research and Analysis, ABAG

Janet McBride, Planning Director, ABAG

Attachment I

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Needs Allocation	
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	Schedule to the same		Joseph Lines Lines
	Allocation Deadlines		Allocation Deadlines if Subregional Option Occi-
	Regional Anocation Deserve	2	
April 30	ABAG/HCD consultation on region's share of statewide nousing need [65584.02(b)]		
June 30	ABAG requests information from jurisdictions for developing methodology		(\6/10 \600 \600 \cdot)
	(1)(0)(1)(1)	August 31 I	Deadline for creating subregional entities [0.5.504,0.5(4)]
December 31	ABAG develops a proposed methodology [65584.04(a)]. Start of 60-day public comment period about methodology [65584.04(h)]; must	December 31	The subregion develops a proposed methodology [05384,04(a)]. Start of 60-day public comment period about methodology [65584.04(h)]; must include at least one public hearing [65584,04(c)]
		2007	
		January -	Subregion adopts a final methodology [65584.04(h)]
January – March	ABAC adopts a mist mercenes of	March	
March 1	HCD determination of regional housing need [65584.02(a)(1)]	May 1	ABAG determination of housing need assigned to each subregion. At least one autic hearing must be held prior to allocation [65584.03(c)].
		Prior to	Subregion issues DRAFT RHNAs [65584.05(a)].
Prior to	ABAG issues DRAFT RHNA (65584.05(4)).	June 30	June 30 June 30 Second Onder if noncompliant, ABAG completes allocation process for affected jurisdictions
Prior to	ABAG reviews DRAFT RHNAs of subregions for compliance with Gov. Code Sec. o		INDEA FOREST
11101 12 11110 30		Delor to	Local jurisdictions may request revisions to DRAFT allocation [62364.03(9)]
Prior to	Local jurisdictions may request revisions to DRAFT allocation [65584.05(b)]	August 31	(submittal)
August 31	[(5584.05(c)]	Prior to	Subregion responds to revision requests (within ou days or
Prior to October	ABAG responds to revision requests (within 60 days of succession) [25]	October 31	[65384.03(c)] I neal inrisdictions may appeal DRAFT RHNA (60 day period)
31 December –	Local jurisdictions may appeal DRAFT RHNA (60 day period)	December – February	COCAL JAN DO
February		2008	Con 1 con I must invisit in a popular DRAFT RHNA
	T. C.	January. Feb.	Continuation of ou days for Local July Street of Grant and Street Gradine for filing
January- Feb.	Continuation of 60 days for Local jurisdictions to Appear of the filing appeal)	January - April	Subregion public hearing on appeals (within the Carlos Car
January - April	ABAG public hearing on appeals (Willing or 2.2). [65584.05(e)].	February	Subregion issues FINAL RHNA proposal (within 45 days of end of 60-day appeals
February -	ABAG issues FINAL RHNA proposal (within 45 days of end of ou-day appears	April	period) [65584.02(1)].
April February – June	period) [65584.05(1)]. ABAG public hearing to adopt FINAL allocation (within 45 days of issuing final allocation) [65584.05(h)]. Submit adopted Final Allocation to HCD.	February – March (prior to ABAG's)	Subregion public forms (65384.05(h)). Subregions submit FINAL allocations to ADAO final allocation) [65384.05(h)].
August	HCD completes review of rilvative in the second of the sec	2009	
	The release the first of the submittal of draft elements	nts	
June 30	Adopted Housing Eleman updates		

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